

## **Rental Property Policy**

Homeowners are responsible for maintaining, keeping in good order and repair, the interior and exterior of their home, yard, and fences within lot lines. Homeowners are also responsible for the occupancy of the home including tenants if the home is rented.

Owners are permitted to transition their home to a rental property as long as they and their tenants comply with the provisions set forth in the Declaration of Covenants, Conditions, and Restrictions (CC&R's) of West Eugene Village Homeowners Association, Inc. For the benefit of all residents, the following information is provided:

CC&R Section 9.3 “no Owner shall be permitted to lease his Home for transient or hotel purposes. No Owner may rent less than his entire Home. Any lease agreement shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the By-Laws and rules and regulations of the Association and the Oregon-Landlord Tenant law, that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. The Board of Directors, at its sole discretion, may require termination of the tenancy in the event of any such breach by the tenant. All leases shall be required to be in writing. Any such lessee shall be entitled to the use and enjoyment of the Common Area, provided an Owner may not sever the right to the use and enjoyment of the Common Area from the right to occupy his Lot and the improvements thereon by means of lease or otherwise. For purposes of this Section, the term "lease" includes, without limitation, a month-to-month rental arrangement. Other than the foregoing, there is no restriction on the right of any Owner to lease his Home.”

What this paragraph means is that an owner may rent his or her home as a single-family dwelling. The home may not be rented to a group of people as in a co-op, boarding home, with multiple-tenancy, as a hostel, or student housing. Homeowners are responsible for ensuring that the tenant receives and agrees to the CC&R's and that any lease or month-to-month rental agreement can be terminated for events that are not in compliance with the Associations Bylaws, Declaration of CC&R's or Rules and Regulations.

If a Management Company or Real Estate Agency is used to oversee the rental agreement, the Owner is still responsible for ensuring that the Management Company or Real Estate Agency understands the Bylaws, Declaration of CC&R's, and Rules and Regulations. The homeowner is responsible for any fines or fees assessed for violation of the Association's policies. This is especially important when it comes to parking, lawn/yard care, use of the dwelling, and pet restrictions.

**The Board of Directors approved and adopted the Rental Property Policy. This update replaces all previous versions in circulation prior to August 2021.**

**Approval recorded by Amy Hanna, Secretary**